

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Roksana D. Moradi-Brovia (Bar No. 266572) Matthew D. Resnik (Bar No. 182562) RESNIK HAYES MORADI LLP 17609 Ventura Blvd., Suite 314 Encino, CA 91316 Telephone: (818) 285-0100 Facsimile: (818) 855-7013 roksana@RHMFirm.com matt@RHMFirm.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re:	CASE NO.: 1:19-bk-12425-MB
DALI LOU RANCH MEDIA, LLC,	CHAPTER: 11
Debtor(s).	<b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 04/28/2020	<b>Time:</b> 1:30 pm
<b>Location:</b> Courtroom 303, 21041 Burbank Blvd., Woodland Hills, CA 91367	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 04/14/2020

**Description of property to be sold:**

Real Property commonly known as 9501 Clybourn Avenue, Sun Valley, CA 91352 (the "Property").

**Terms and conditions of sale:**

The Property will be sold "as is, where is," with no warranties or representations of any kind whatsoever.

**Proposed sale price: \$ 1,420,000.00**

**Overbid procedure (*if any*):**

See attached overbidding procedures.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

4/28/2020 at 1:30 p.m. in Courtroom 303, 21041 Burbank Blvd., Woodland Hills, CA 91367.

**Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):**

Roksana D. Moradi-Brovia (Bar No. 266572)  
RESNIK HAYES MORADI LLP  
17609 Ventura Boulevard, Suite 314  
Encino, CA 91316  
Direct Line: (818) 933-2843  
Main Line: (818) 285-0100  
Facsimile: (818) 855-7013  
roksana@RHMFirm.com

Date: 03/17/2020

**Overbidding Procedures**

- (1) The initial overbid must be at least \$15,000 more than the initial bid of \$1,420,000. The overbid must be on substantially the same terms as set forth in the complete Residential Purchase Agreement attached as Exhibit “A” to the Motion to Approve Sale (“Motion”).
- (2) Overbid increments will be \$5,000 after the initial overbid.
- (3) Escrow is to close within 24-days from acceptance (March 15, 2020) but subject to prior Court approval of the sale which will be no sooner than 72-hours from entry of the order approving this motion, or April 30, 2019 (the “Proposed Closing Date”).
- (4) Any successful overbidder must be able to close by the Proposed Closing Date.
- (5) Any party wishing to overbid on the Property during the hearing on the Motion must contact Debtor’s counsel at least 72-hours prior to the hearing and provide evidence of available financial resources such as funds and/or proof of ability to finance up to the overbidder’s maximum bid to the Debtor’s reasonable satisfaction.
- (6) Any overbidder wishing to overbid on the Property during the hearing must also submit, before the time of the hearing, a deposit for the purchase of the Property, by cashier’s check or other cash equivalent in the amount of at least \$10,000 made payable to “RESNIK HAYES MORADI LLP CLIENT TRUST ACCOUNT.” The successful overbidder’s deposit will be applied towards the purchase of the Property, and will not be refunded in the event the overbidder cannot successfully close escrow pursuant to the terms of the sale as proscribed herein.

**PROOF OF SERVICE OF DOCUMENT**

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding.  
My business address is: **17609 Ventura Blvd., Suite 314, Encino, CA 91316.**

A true and correct copy of the foregoing document entitled **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

**I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)** Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) (“LBR”), the foregoing document will be served by the court via NEF and hyperlink to the document. On **3/17/2020** I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

- Russell Clementson russell.clementson@usdoj.gov
- Roksana D. Moradi-Brovia roksana@rhmfir.com, matt@rhmfir.com; janita@rhmfir.com; susie@rhmfir.com; max@rhmfir.com; priscilla@rhmfir.com; pardis@rhmfir.com; russ@rhmfir.com; rebecca@rhmfir.com; david@rhmfir.com; sloan@rhmfir.com
- Eric S Pezold epezold@swlaw.com, knestuk@swlaw.com
- Matthew D. Resnik matt@rhmfir.com, roksana@rhmfir.com; janita@rhmfir.com; susie@rhmfir.com; max@rhmfir.com; priscilla@rhmfir.com; pardis@rhmfir.com; russ@rhmfir.com; rebecca@rhmfir.com; david@rhmfir.com; sloan@rhmfir.com
- Andrew Still astill@swlaw.com, kcollins@swlaw.com
- United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov
- Diane Weifenbach diane@attylsi.com, bankruptcy1@attylsi.com

☐ Service information continued on attached page

**II. SERVED BY U.S. MAIL:** On **3/17/2020** I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**SERVED VIA U.S. MAIL:**

Hon. Martin R. Barash  
United States Bankruptcy Court  
Central District – S.F.V. Division  
21041 Burbank Blvd., Suite 342  
Woodland Hills, CA 91367

Dali Lou Ranch Media, LLC  
606 Alamo Pintado Road, Ste. 3-124  
Solvang, CA 93463

Parties who have previously expressed an interest in the property:

1	Matt & Mike Reid TeamReid GP c/o TeamReid Capital 2547 Via Campo Street, Suite 4154 Montebello, CA 90640	Rebecca Locke Coldwell Banker Quality Properties 11280 Corbin Avenue Porter Ranch, CA 91326
3	Keith and Katie Winkle 1602 Scott Road Apt 101 Burbank, Ca 91504	Teresa Garcia Media West Realty 1300 W. Magnolia Blvd. Burbank, CA 91506
6	Dali Nenadov c/o Morgan Gonzalez Exp Realty of California Inc. 2603 Camino Ramon, Suite 200 San Ramon, CA 94583	Joey Spillers c/o Morgan Gonzalez Exp Realty of California Inc. 2603 Camino Ramon, Suite 200 San Ramon, CA 94583
9	David Hovsepi c/o Morgan Gonzalez Exp Realty of California Inc. 2603 Camino Ramon, Suite 200 San Ramon, CA 94583	Tony Marcelli c/o Morgan Gonzalez Exp Realty of California Inc. 2603 Camino Ramon, Suite 200 San Ramon, CA 94583
12	Lea Yardum c/o Morgan Gonzalez Exp Realty of California Inc. 2603 Camino Ramon, Suite 200 San Ramon, CA 94583	Emily Fradenburgh c/o Morgan Gonzalez Exp Realty of California Inc. 2603 Camino Ramon, Suite 200 San Ramon, CA 94583
15	<u>ALL REMAINING CREDITORS:</u>	
16	<i>PrideCo Private Mortgage Loan Fund 's counsel served via ECF: Diane Weifenbach</i>	
17	<i>diane@attylsi.com, bankruptcyl@attylsi.com</i>	
18	<i>FCI Lender Services's counsel served via ECF: Andrew Still astill@swlaw.com,</i>	
19	<i>kcollins@swlaw.com; Eric S Pezold epezold@swlaw.com, knestuk@swlaw.com.</i>	
20	Franchise Tax Board Bankruptcy Section MS: A-340 PO Box 2952 Sacramento, CA 95812	U. S. Securities and Exchange Commission Attn: Bankruptcy Counsel 444 South Flower Street, Suite 900 Los Angeles, CA 90071-9591
22	Internal Revenue Service PO Box 7346 Philadelphia, PA 19101	Attorney General United States Department of Justice Ben Franklin Station P. O. Box 683 Washington, DC 20044
24	Employment Development Dept. Bankruptcy Group MIC 92E Po Box 826880 Sacramento, CA 94280	Civil Process Clerk United States Attorney's Office Federal Building, Room 7516 300 North Los Angeles Street Los Angeles, CA 90012
26	California Department of Tax and Fee Administration Account Information Group MIC:29 P.O. Box 942879 Sacramento, CA 94279	

Calisse M. Courtney, Esq.  
2948 San Marcos Ave., Ste. C  
P.O. Box 822  
Los Olivos, CA 93441

LA DWP  
PO Box 30808  
Los Angeles, CA 90030

Eliseo Dominguez  
10727 Crockett Street  
Sun Valley, CA 91352

Los Angeles County Tax Collector  
PO Box 54110  
Los Angeles, CA 90054-0110

Harry E. Hagen  
Treasurer-Tax Collector  
PO Box 579  
Santa Barbara, CA 93102

Santa Barbara County Tax Collector  
105 E. Anapamu Street, RM 204  
Santa Barbara, CA 93101

**RETURNED MAIL/REMOVED CREDITORS:**

Miguel Medina  
P.O. Box 281  
Solvang, CA 93463

**III. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE  
TRANSMISSION OR EMAIL (indicate method for each person or entity served):**

Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **3/17/2020** I served the following person(s) and/or entity(ies) by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

**3/17/2020**

**Ja'Nita Fisher**

**/s/ Ja'Nita Fisher**

*Date*

*Type Name*

*Signature*